049.0	0001	0016.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,390,300 / 1,390,300
					USE VALUE:	1,390,300 / 1,390,300
					ASSESSED:	1,390,300 / 1,390,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MYSTIC STREET 91 LLC
Owner 2:	C/O ROBERT BOWES
Owner 3:	
Street 1:	1010 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARANIAN ARTHUR A JR/TRS -
Owner 2:	91 MYSTIC STREET TRUST -
Street 1:	91 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,250 Sq. Ft. of land mainly classified as Factory with a Industrial Building built about 1945, having primarily Brick Exterior and 13776 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
400	16250.000	644,800		745,500	1,390,300
Total Card	0.373	644,800		745,500	1,390,300
Total Parcel	0.373	644,800		745,500	1,390,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 100.92 | /Parcel: 100.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34590
GIS Ref:
GIS Ref:
Insp Date: 03/16/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0001-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	400	FV	644,800	0	16,250.	733,300	1,378,100	1,378,100	Year End Roll	12/18/2019
2019	400	FV	580,900	0	16,250.	684,400	1,265,300	1,265,300	Year End Roll	1/3/2019
2018	400	FV	580,900	0	16,250.	611,100	1,192,000	1,192,000	Year End Roll	12/20/2017
2017	400	FV	580,900	0	16,250.	537,700	1,118,600	1,118,600	Year End Roll	1/3/2017
2016	400	FV	580,900	0	16,250.	403,300	984,200	984,200	Year End	1/4/2016
2015	400	FV	504,700	0	16,250.	366,600	871,300	871,300	Year End Roll	12/11/2014
2014	400	FV	504,700	0	16,250.	366,600	871,300	871,300	Year End Roll	12/16/2013
2013	400	FV	504,700	0	16,250.	366,600	871,300	871,300		12/13/2012

!4121!

PRINT

Date	Time
12/10/20	19:11:39

LAST REV

Date	Time
10/09/19	15:53:11
apro	
4121	

USER DEFINED

Prior Id # 1:	34590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARANIAN ARTHUR	42832-159		5/19/2004		900,000	No	No		
MARANIAN ARTHUR	29820-594		10/28/1998	Intra-Corp	555,041	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2018	380	Alterati	57,000	C				
1/29/2016	105	Alterati	2,500		1/29/2016			new Generator on r
8/18/2015	1140	Alterati	30,000		8/18/2015			Remove partition a
7/1/2015	836	Demoliti	5,000		7/1/2015			Interior demo only
1/20/2011	46	Sign	750					
5/20/2008	484	Re-Roof	10,000			G9	GR FY09	rubber roof
11/26/2007	1078	Addition	18,000			G9	GR FY09	2ND FLR RR
11/8/2006	967	New Wind	3,000					replace sunroom wi
11/7/2006	959	Sign	100					
7/15/2005	626	Sign	1,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2009	Meas/Inspect	197	PATRIOT
10/20/2005	Permit Visit	BR	B Rossignol
4/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		16250		Sq. Ft.	Site		0	30.5	1.50	CA									745,514						745,500	

Total AC/HA: 0.37305 | Total SF/SM: 16250 | Parcel LUC: 400 | Factory | Prime NB Desc: COMM AVG | Total: 745,514 | Spl Credit | Total: 745,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	34 - Industrial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	21 - Conc. Block	20	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.98498297
Adj $ / SQ:	54.371
Other Features:	27693
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	895576
Depreciation:	250761
Depreciated Total:	644814

COMMENTS

HARLOW SCIENTIFIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 5		

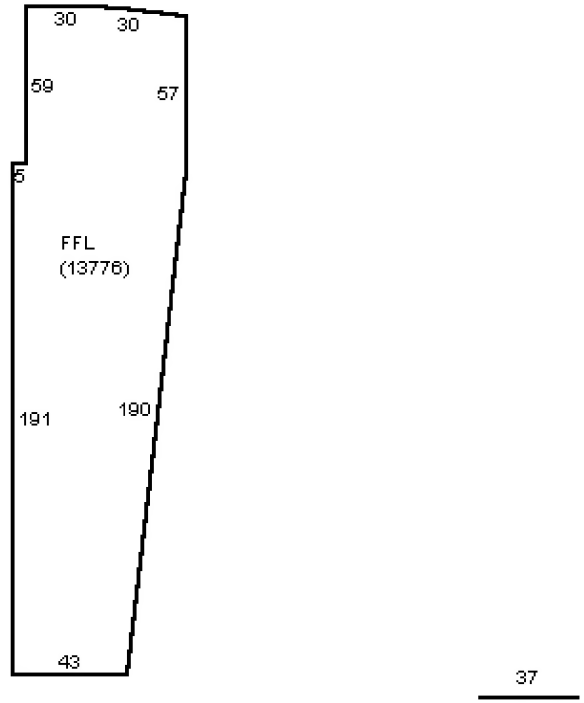
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	13,776	57.090	786,467
Net Sketched Area:		13,776	Total:	786,466
Size Ad	13776	Gross Are	13776	FinArea 13776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25		

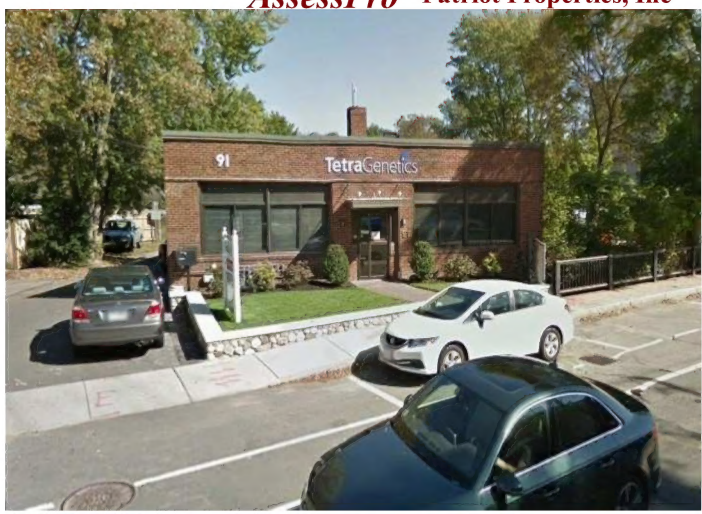
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	59.81
Special Features:	0	Val/Su Net:	46.81
Final Total:	644800	Val/Su SzAd	46.81

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0001-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	